





£265,000

Situated in the sought after area of Willen Park this two bedroom semi detached home is offered to the market with no upper chain with further benefits including a kitchen/diner, lounge, family bathroom, front and rear gardens and allocated parking.

Property Description

ENTRANCE HALL

Door to lounge, stairs rising to first floor, electric radiator.

LOUNGE

Double glazed window to front. Under stairs storage cupboard, door to kitchen and dining room, electric radiator.

KITCHEN/DINER

Double glazed window and door to rear. Sink drainer sink unit with hot & cold tap over, rolled edge work surface area, a range of base and wall mounted units, breakfast bar area, plumbing for a dish washer, plumbing for a washing machine, space for a fridge freezer, splash back tiling, space for cooker, electric radiator.

LANDING

Access to loft space, doors to bedrooms and bathroom.

BEDROOM ONE

Double glazed windows to front. Airing cupboard housing water tank, electric radiator.

BEDROOM TWO

Double glazed windows to rear. Electric radiator.

BATHROOM

Frosted double glazed window to side. Low level w.c, panelled bath with hot & cold tap with shower attachment, pedestal hand wash basin, part tiled walls, heated towel rail.

GARAGE/PARKING

Allocated for 1 car parking space.

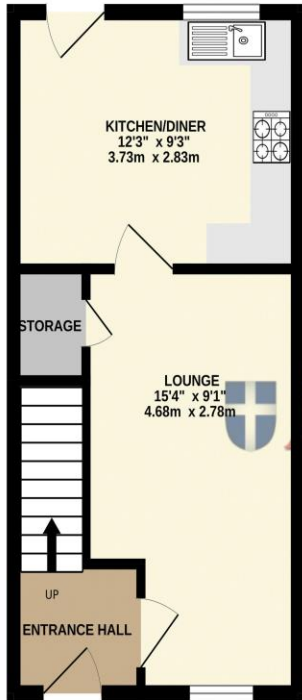
FRONT GARDEN

Laid to lawn, pathway to front door, side gated access.

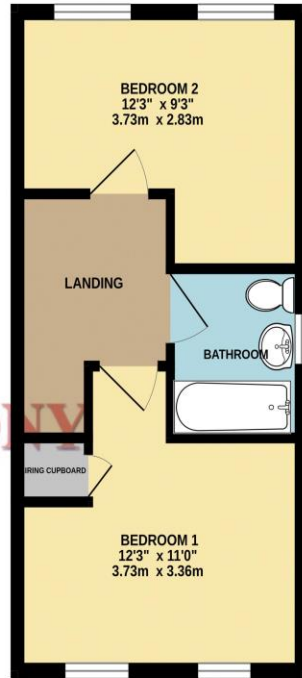
REAR GARDEN

Enclosed by timber fence panelling, side gated access, outside light, outside tap.

GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



Michael
ANTHONY

TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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